R06-20-C-004

Grant Narrative Information Sheet

1. **Applicant Identification**:
   Cisco Development Corporation, 701 Conrad Hilton Blvd., Cisco, TX 76437. We are a city entity. We are designated to help improve the economy of Cisco, TX.

2. **Funding Requested**:
   a. **Grant Type**: Single Site Cleanup
   b. **Federal Funds Requested**
      i. $38,610.00
      ii. We are not requesting a cost share waiver.
   c. **Contamination**: hazardous substances

3. **Location**
   Cisco, TX, Eastland County

4. **Property Information**
   Westfall Property, 1101 W. 8th St & 804 Ave N, Cisco, TX 76437

5. **Contacts**
   a. **Project Director** - John Diers, (254)442-4200, johnd@ciscodc.com, 701 Conrad Hilton Blvd., Cisco, TX 76437. He will be responsible for ensuring progress on clean-up.
   b. **Chief Executive/Highest Ranking Elected Official**: Tammy Douglas, Mayor of Cisco (254)442-2537, tammcdou@gmail.com, 309 Conrad Hilton Blvd, Cisco, TX 76437

6. **Population**
   3750 as of 2018 prediction on www.census.gov

7. **Other Factors**:
   Community population is 10,000 or less.

8. **Letter from the State**
   Attached is a letter of approval from the state.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area – Cisco, Texas is a small town of a little less than 4,000 citizens. Like many of our neighboring communities, during the oil boom, we were a thriving community with a large population. When the oil dried up, many moved on leaving numerous vacant buildings. The Westfall Site, located at 1101 W 8th St. and 804 Ave N, Cisco, TX, is one of these vacant sites. This clean-up site is on the corner of a residential neighborhood and a main street through town. Being on the corner of a residential neighborhood and a main street close to downtown, this property is and has been not only an eyesore in the community but is also a safety and health risk to the community. Although Cisco is not in a flood plain, we were severely affected by a major flood in 2016. This flood created major financial struggle for Cisco and will be discussed in more detail in section 2.a.i. The Community's Need for Funding. The Cisco Development Corporation is a branch of the City of Cisco staff. Our staff of two are responsible for both an A and a B economic development corporation. We were voted in by the community to help revitalize Cisco and improve the economy. The City of Cisco has been on an upward growth trend over the past ten years. The Cisco Development Corporation has taken a sleepy little ghost town and filled over 90% of downtown with thriving stores, restaurants, health centers and more. We are striving to continue our growth by cleaning up our town and improving the quality of life for the current and future citizens of Cisco. This property is in a great location to expand our downtown area and bring more retail or food service to the citizens on the west side of town. Since it is within proximity of Cisco ISD, if we brought some food service, it would benefit the high school aged kids leaving campus for lunch.

ii. Description of the Brownfield Site – The clean-up property known as "The Westfall Site" was recently purchased by the Cisco Development Corporation from the Eastland County taxing entities as it has been abandoned and deemed structurally unsound by a licensed professional engineer. This property consists of two structures – an abandoned gasoline service station and an abandoned residence. The ABCA shows the gas station was in operation from the 1920s until the 1980s or 1990s. Both structures have had a Phase I and Phase II conducted and found asbestos and lead based paint in both structures. The Phase I and Phase II did not show soil or groundwater contamination. This property is not restricted and is on the edge of a residential neighborhood. It is within proximity of Cisco ISD. If students or other kids wanted to go inside, it would not be difficult to enter as both structures are dilapidated. Parts of wall and doors are missing and neither structure is locked. With asbestos and lead based paint both structures are a safety and health risk. The ABCA recommends demolition since the structures will more than likely fall during the abatement process.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans – As stated above, the Cisco Development Corporation's main goal is to revitalize Cisco, Texas. We strive to bring business to Cisco to improve the economy and quality of life for our current and future citizens. We have been nationally recognized for our revitalization thus far and want to continue. The Cisco Development Corporation held a public visioning meeting on September 12, 2019 in conjunction with Scott Nightingale of Kansas State University and Kristian Livingston of Texas Commission on Environmental Quality. The results of that meeting showed the public would like some sort of food service or retail built in place of the existing structures. After clean-up, we will begin recruiting new business to our town to convert this property into either retail or a food service. The Cisco Development Corporation also hosted a public meeting on November 12, 2019 to discuss plans for the reuse of the Westfall site. There were no public questions or comments at this meeting. The grant application was approved unanimously 6 of 6 voting in favor by the Board of Directors of the Cisco Development Corporation. This location is not a federally designated flood plain.

ii. Outcomes and Benefits of Reuse Strategy – In its current state, this site is not producing any economic stimulation. Upon cleaning up this property, the Cisco Development Corporation will begin the process of bringing in some sort of food or retail establishment. The Cisco Development Corporation Executive Director and Board of Directors put together an incentive package on a custom project by project basis. Therefore, plans differ by prospective business as far as incentives go. Although Cisco is not part of an opportunity zone, any future establishment can employ citizens from neighboring towns which are in an opportunity zone. The nearest opportunity zone cuts off about 5 miles outside of town. Eastland is ten miles away and in an opportunity zone. Also, Eastland is the county seat. All taxing entities, including Eastland County will benefit by any improvement to this site.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse – The Cisco Development Corporation will be funding any costs in excess of the grant money received. The potential grant funds would be used in the demolition of and supervision of demolition of the two structures on this site. Once these structures are demolished the Cisco Development Corporation will begin looking for possible grant funding to aid in building and recruiting new business at this location. Since we have revitalized so much of Cisco, it will make it easier to recruit a new business to this property when we are ready.

ii. Use of existing infrastructure – The infrastructure being used in this demolition process will be public roads to and from the demolition site and city water for a wet demolition. Both structures were once occupied thus they have existing

utilities. Once this site is cleaned up and a new establishment is in place, we will be able to re-establish all utilities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding – Cisco, Texas has a small population of less than 4,000 residents. A high percentage of the residents are senior citizens with social security being their only source of income. Together, this creates a lower than average tax base. The median household income is $35,830. There is a very wealthy family that lives in the area and may skew this household income a bit. The Cisco Development Corporation is mainly funded by a percentage of Cisco's sales tax revenue. On June 1, 2016, there was a major flood in Eastland County. This flood caused Lake Cisco to flow over the dam. The overflow washed out Cisco's water processing plant. It also washed out part of State Highway 6 which connected Cisco to Albany. This highway was the way home for Lake Cisco residents. Cisco had to rebuild this highway and it took over two years. Also, Cisco had to build a new water processing plant. In the time between the flood and the completion of the new plant (3 years), Cisco had to rent a portable water processing machine. The portable water processing machine costed Cisco $45,000 per month for the first year and then $35,000 per month after that. We just completed our water processing plant this past summer.

ii. Threats to Sensitive Populations –

1. Health or Welfare of Sensitive Populations – Cisco has a population that consists of a high percentage of senior citizens. Also, the Westfall Site is located within seven blocks of Cisco ISD and on the edge of a residential neighborhood. The site is not secured or blocked off. Children would not have any difficulty getting into either structure in their current condition. The structures on this site are dilapidated and structurally unsound. Prolonged exposure to asbestos can cause cancer, mesothelioma, and asbestosis. The asbestos particles can enter the air as dust as the materials that contain it are destroyed. The two structures need to be demolished as soon as possible by professionals to prevent asbestos from entering the air and causing health problems for the residents around it. Also, demolition will keep someone from getting inside one of the structures and injuring them self.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions – The Cisco Development Corporation is taking initiative and making properties with asbestos, lead based paint, and other hazardous materials top priority in cleaning up property in our town. We are taking a proactive approach in order to improve the health and safety in our community's future generations.

3. Disproportionately Impacted Populations – We have a large percentage of senior citizens, some of these senior citizens are raising their grandchildren. Also, we are a college town with Cisco College's main campus being located here. We have a large percentage of college students in our population. Cleaning up this property will improve the air quality and living conditions in this neighborhood.

b. Community Engagement

i. Project Partners - The Keep Cisco Beautiful program is a group of citizens in Cisco who help to improve the aesthetics of local businesses and other open areas of Cisco. Annually, this group presents awards to local businesses who have improved their curb appeal at the local Chamber of Commerce Banquet. The leader of this group is Janelle Campbell.

Partner Name	Point of Contact	Specific Role in the Project
Keep Cisco Beautiful	Janelle Campbell (325)660-1378 Scrappin-janelle@sbcglobal.net	Improvement of Cisco aesthetics Once we have a new business located on this property, they will help us with the aesthetics.

ii. Project Partner Roles – The Keep Cisco Beautiful program aids in improving the aesthetics of Cisco through fundraising and recognizing efforts of businesses in creating a more beautiful town. They help local businesses improve curb appeal and this aids our recruitment of new businesses.

iii. Incorporating Community Input – At the community visioning meeting mentioned earlier, the citizens of Cisco spoke out about what they would like in this location post clean-up. As a result, the Cisco Development Corporation is planning to bring some sort of retail or food establishment to this site after it is cleaned up. The majority of the Cisco Development Corporation's past communication has been done through our website and Facebook page. We have noticed when we put things in the newspaper, most of our community does not notice it. They do typically respond to us through Facebook comments and/or via email from our website. We will post weekly updates on our website during the clean-up process. On the cleanup page on our website, we will put a "contact us" box for the public to contact us via email with any input throughout the process. Also, we will provide weekly updates on our Facebook page. If the public emails us, the email is sent to the Administrative Assistant. The Administrative Assistant can get responses from the Executive Director and respond to any questions or concerns that arise. If any changes are requested, the Administrative Assistant will present them to the Executive Director, and the changes will be brought to the Board of Directors for consideration at the next monthly board meeting.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Proposed Clean-up Plan** –

In their current state, the structures at this location are slowly falling apart and releasing asbestos and lead based paint particles into the environment. This creates a health risk for the residents in the surrounding neighborhood. The ABCA shows 1,754 ft² of ACM and 2,328 ft² of lead-based paint. Per the ABCA, removal (abatement) is the most common practice for controlling ACM and is a permanent solution. Abatement consists of removing the ACM from any location where it is present, properly bagging the ACM, and disposing of at an approved landfill. Abatement is also a requirement of the USEPA and NESHAP regulations for buildings scheduled for demolition. This alternative may be the most effective option for the Site considering the end goal of reuse. The ABCA also states removal (abatement) is the recommended cleanup alternative for this site. Wet demolition contains all asbestos debris and dust due to keeping the demolition area wet. The ACM is then placed in lined containers and bagged to keep it from drying out and sending asbestos into the environment. ACM will be taken to a state approved dump ground in Abilene, TX. The two structures on this site are very dilapidated. The structures will likely not withstand abatement. Therefore, the Cisco Development Corporation has decided to tear the two structures down by way of wet demolition.

b. Description of Tasks/Activities and Outputs

i. Project Implementation – The Cisco Development Corporation has worked closely with Kristian Livingston at the Texas Commission on Environmental Quality to obtain a Phase I, Phase II, and ABCA. Kristian has provided us with a State Letter of Support for this clean-up process. AML Environmental Services and Dustin Schaefer, a local contractor, have been identified through a procurement process to perform the wet demolition of both structures on this property. A supervisor from AML will be on site throughout the demolition of both structures to ensure a wet demolition is strictly adhered to by the local contractor. The procured contractor will perform the wet demolition of the two structures on the site. The potential grant funds will help pay the supervisor and contractor.

ii. Anticipated Project Schedule – The CDC anticipates the entire cleanup project to be completed within six months of receiving grant funds. AML Environmental Services predicted the wet demolition should only take four days to complete. AML will supervise through the wet demolition process. Then, the contractor will clean the property to make it ready to build a new building on the property for a new business.

iii. Task/Activity Lead –

- John Diers, Project Director, will be the project lead. He will make reports to EPA and provide information to ACRES.
- Trey Yarborough, AML Supervisor, will oversee the demolition to ensure a wet demolition is performed to code.
- Dustin Schaefer, Demolition Contractor, will be performing the wet demolition, leveling, uprooting trees, disposal of concrete and ACM.

iv. Outputs –

- Final ABCA
- Weekly progress reports to EPA and TCEQ
- Weekly online updates to the community
- .31 acres of property ready for reuse
- A clean-up completion letter provided from the Executive Director of Cisco Development Corporation.

c. Cost Estimates

Project Management – 25 hours CDC staff at $12/hour = $300
277 miles to Grant Workshop at .58/mile = approximately $160

Demolition – Contractual removal of ACM/demolition of 2 buildings = $44,800

Demolition Supervision – 4 days at $750 per day = $3,000

Budget Categories		Project Tasks ($)			
		Project Management	Demolition	Demo Supervision	Total
Direct Costs	Personnel	$300			$300
	Travel	$160			$160
	Contractual		$44,800	$3,000	$47,800
Total Direct Costs		$460	$44,800	$3,000	$48,260
Total Federal Funding		$370	$35,840	$2,400	$38,610
Cost Share		$90	$8,960.00	$600.00	$9,650
Total Budget		$460	$44,800	$3,000	$48,260

d. **Measuring Environmental Results** – We will have a performance contract with Dustin Schaefer spelling out all tasks and expectations. The project manager will go by site daily (Monday – Friday) to check progress. If the project gets off schedule, the project manager will bring the matter to the attention of the contractor and they will discuss options to catch the project back up to schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure – The Cisco Development Corporation's Executive Director has overseen over 70 new projects come to Cisco over the last ten years. The Corporation has cleaned up and refurbished 90% of downtown Cisco. Our website has several of these projects on it and has before and after

pictures. We have been awarded numerous awards as a result of our efforts including a Community Economic Development Award for Population less than 5,000 from the SEBC. We won this award in 2018.

ii. Description of Staff – As stated above, John Diers, the project manager, has overseen many clean-ups and refurbish projects over the past ten years. AML Environmental Services and Dustin Schaefer have worked with Cisco Development Corporation on projects in the past and has done an exceptional job.

iii. Acquiring Additional Resources – AML Environmental Services does asbestos and lead based paint removal as their job. They will be supervising the project to ensure it is done to code.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements – The city of Cisco has received numerous grants throughout the years. A few of these grants are listed below. Cisco Development Corporation has never received any cleanup grants before. However, we have done multiple clean-up and refurbish projects in the past. We have accumulated a lengthy list of resources for each area of expertise along the way with all these projects.

(1) Purpose and Accomplishments –

i. FEMA - $1,309,226.87 – received to help rebuild our water treatment plant after the flood of 2016.

ii. TWBD - $7,464,900 – received to help with our water treatment plant after the flood of 2016.

iii. TDA - $750,000 – received to pave E 18th Street in Cisco

(2) Compliance with Grant Requirements – The city of Cisco used the FEMA and TWBD funds to build a new water treatment plant to replace the one that was wiped out by the flood. It took 3 years to complete this, but it was completed last summer. The TDA grant was used to pave E 18th Street in Cisco and was completed within one year of receiving the grant funds.

Threshold Criteria Response

- ✓ **Applicant Eligibility** – Attached is a copy of our Articles of Incorporation
- ✓ **Previously Awarded Cleanup Grants** – Cisco Development Corporation has not received any previous Cleanup Grants.
- ✓ **Site Ownership** – Attached is a copy of the Deed for 804 Ave N and 1101 W W 8th. Both are on the same parcel at the Eastland County Appraisal District.
- ✓ **Basic Site Information**
  - Westfall Property
  - 1101 W 8th St and 804 Ave N, Cisco, TX 76437
  - Cisco Development Corporation is the current owner of this property.
- ✓ **Status and History of Contamination at the Site**
  - Both structures on the site contain asbestos and lead based paint.
  - House was a residence; gas service station was in operation for 50-70 years. Both are abandoned.
  - asbestos and lead based paint
- ✓ **Brownfields Site Definition**
  - The Westfall Property is not listed and not proposed for listing on the National Priorities List.
  - The Westfall Property is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
  - The Westfall Property is not subject to the jurisdiction, custody, or control of the U.S. government.
- ✓ **Environmental Assessment Required for Cleanup Grant Applications** – Attached is a copy of the ABCA
- ✓ **Enforcement or Other Actions** – There are no known ongoing or anticipated environmental enforcement or other actions related to the Westfall Property.
- ✓ **Sites Requiring a Property-Specific Determination** – Not applicable
- ✓ **Cleanup Authority and Oversight Structure** – Executive Director will check on progress daily. AML Environmental Services will supervise the demolition of both structures on the property.
- ✓ **Community Notification** – Cisco Development Corporation has had a community visioning meeting conducted with Kristian Livingston of TCEQ and Scott Nightingale of Kansas State University. We have also had a public hearing concerning the demolition of the structures on the Westfall Property. Sign in sheets, newspaper cutouts, and results of the meetings are attached. Cisco Development Corporation will regularly post progress on our website and on our Facebook page to keep the community knowledgeable of progress.
- ✓ **Statutory Cost Share** – Cisco Development Corporation will be paying for 20% of the total budget. On the grant narrative, the budget has been broken down on how much the total is, how much cost share is, how much potential grant funds we are requesting.

DEED WITHOUT WARRANTY

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF EASTLAND

That County of Eastland, acting through the County Judge; Cisco Independent School District, acting through the President of the Board of Trustees; City of Cisco, acting through the Mayor, and the Cisco College District acting through the President of the Board of Regents and as hereunto duly authorized by resolution of their governing bodies which is of record in the Minutes of said Bodies, for and in the consideration of the sum of **TEN and 00/100 DOLLARS, ($10.00) AND OTHER CONSIDERATIONS,** cash in hand paid by **CISCO DEVELOPMENT CORPORATION, 701 CONRAD HILTON, CISCO, TEXAS 76437** the receipt of which is acknowledged and confessed, has conveyed and by these presents does convey unto said **CISCO DEVELOPMENT CORPORATION**, all of the right title and interest of County of Eastland, Cisco Independent School District, City of Cisco, and the Cisco College District which were parties to the tax foreclosure judgment against the property which was acquired by tax foreclosure sale heretofore held, in and to the following property being located in Eastland County, Texas, to wit:

Lots 1 and 2, Subdivision 2, Block 94, City of Cisco, Eastland County, Texas being that property more particularly described as Tract No. 1 in Volume 551, Page 48 of the Deed Records, Eastland County, Texas, Cause #TX1404225, Parcel #06880-11010-00000-000000 / 4101

TO HAVE AND TO HOLD all of its right, title and interest in and to the property and premises described above unto the said grantee, **CISCO DEVELOPMENT CORPORATION**, its heirs and assigns forever, so that no taxing unit named above which were parties to the said tax foreclosure judgment, nor any person claiming under them, shall at any time hereafter, have, claim or demand any right or title to the aforesaid property, premises or appurtenances, or any part thereof.

NOTICE OF CONFIDENTIALITY RIGHT: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Grantors have not made, and do not make any representations, warranties or covenants of any kind or character whatsoever, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which grantees may conduct thereon, compliance by the property with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, grantors do not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U.S. Environmental Protection Agency regulations, or the disposal of any hazardous or toxic substances in or on the property.

The property is hereby sold, transferred, and assigned to grantee "as is" and "with all faults".

IN TESTIMONY WHEREOF THE County of Eastland, Cisco Independent School District, City of Cisco, and the Cisco College District have caused these presents to be executed this the 25 day of Nov, 2019.

COUNTY OF EASTLAND

By _____
COUNTY JUDGE

THE STATE OF TEXAS §
§
COUNTY OF EASTLAND §

Before me, the undersigned authority on this day personally appeared Rex Fields, COUNTY JUDGE OF COUNTY OF EASTLAND, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of November, A.D., 2019.

Linda K Whetstone
Notary Public, State of Texas

LINDA K. WHETSTONE
Notary Public, State of Texas
Comm. Expires 04-25-2020
Notary ID 126497487

My Commission expires 04-25-2020

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CISCO INDEPENDENT SCHOOL DISTRICT

By _____
PRESIDENT OF THE BOARD OF TRUSTEES

THE STATE OF TEXAS §
§
COUNTY OF EASTLAND §

Before me, the undersigned authority on this day personally appeared Joe Petree, PRESIDENT OF THE BOARD OF TRUSTEES of the Cisco Independent School District known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of November, A.D., 2019.

Roxanne Yielding
Notary Public, State of Texas

ROXANNE YIELDING
Notary Public, State of Texas
Comm. Expires 11-15-2023
Notary ID 13225385-3

My Commission expires 11-15-2023

CISCO COLLEGE DISTRICT

By _____
PRESIDENT OF THE BOARD OF REGENTS

THE STATE OF TEXAS §
§
COUNTY OF EASTLAND §

Before me, the undersigned authority on this day personally appeared Brad Kimbrough PRESIDENT OF THE BOARD OF REGENTS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of November, A.D., 20 19.

Sydni Rabb
Notary Public, State of Texas

SYDNI RABB
Notary Public, State of Texas
Comm. Expires 01-11-2020
Notary ID 130492322

My Commission expires 01-11-2020

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CITY OF CISCO

By Tammy Douglas
MAYOR

THE STATE OF TEXAS §
§
COUNTY OF EASTLAND §

Before me, the undersigned authority on this day personally appeared Tammy Douglas MAYOR OF THE CITY OF CISCO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of November, A.D., 20 19.

Tammy Osborne
Notary Public, State of Texas

TAMMY OSBORNE
Notary Public, State of Texas
Comm. Expires 02-18-2022
Notary ID 12971595-9

My Commission expires 2/18/22

Community Reuse Visioning Meeting
Former Westfall Property, 1101 W. 8th Street, Cisco, Texas
September 12, 2019,

Introduction

On September 12, 2019, Cisco Development Corporation (CDC) and Kansas State University – Technical Assistance to Brownfields (KSU TAB) hosted a meeting to solicit community input on possible reuse ideas for the property at 1101 W. 8th Street in Cisco, Texas. The Eastland County Appraisal District identifies this location, known as the Former Westfall Property, as Lots 1 & 2 in Block 94, Subdivision 2 of the Original Town of Cisco (aerial photo attached).

Two abandoned buildings are present on the property – one a former residence, the other a former service station. Assessments have shown asbestos-containing materials (ACM) and lead-based paint (LBP) present in both buildings. The property is considered to be a brownfield, with the contamination hindering its redevelopment and reuse. CDC will be more likely to receive federal funds for the removal of the identified contaminants if the community is in support of property redevelopment.

Meeting Summary

CDC scheduled a meeting open to the public on September 12, 2019, at 5:30 p.m. CDC advertised the meeting in multiple ways, including newspaper and social media (attached). John Diers, CDC Executive Director, opened the meeting, welcomed the attending community members, and presented a brief overview of the property. Kristy Livingston, with the Texas Commission on Environmental Quality, provided a summary of the environmental conditions at the property.

Scott Nightingale, with KSU TAB, then led the community members in an exercise to generate ideas for reuse of the property. The sixteen participants divided into three table groups for the work. Each group made a list of possible uses, then selected their top ideas. The three groups reconvened, with each presenting its ideas to all in attendance. Following the presentations, each community member could cast up to five votes (using dot stickers) for the ideas presented.

Mr. Diers thanked the community members for their participation, briefly explained how the information would be used, and closed the meeting.

Discussion of Results

Photographs of the listed reuse ideas from each group are attached, along with a table summarizing the results of the voting. It should be noted the groups were told the existing buildings will be removed, and therefore not available for reuse. The most popular categories for property reuse included food and drink establishments, retail stores, housing, and recreation/entertainment.

Westfall Property, 8th and N

9/9/2019, 7:47:48 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Counties

History Labels

History Line

Parcels

Eastland CAD

THE CISCO DEVELOPMENT CORPORATION WOULD LIKE YOUR INPUT ON HOW TO RE-PURPOSE THE WESTFALL PROPERTY

Opportunity for citizens to share ideas for future uses of the former Westfall Property at 1101 W. 8th Street.

Community Input Session led by Kansas State University – Technical Assistance to Brownfields Program

September 12, 2019

Thursday

5:30 until all ideas are voiced

Small working groups led by moderators

Refreshments provided

Location:

Cisco Development Corporation
701 Conrad Hilton
Cisco, TX

For More Information Contact:

Roxanne Yielding
Info@ciscodc.com
254-442-4200

TAB
KANSAS STATE UNIVERSITY

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

TCEQ

Today, Aug 15, is the last day of the Cisco Swimming Pool... It is SPLASH Day!!

CISCO PRESS

Vintage - Spiritual - Humble - Progressive

CISD First Day of School Monday, August 19 8 am

LEGAL NOTICE

You're invited!

Cisco Development Corporation, CDC, is hosting a Community Involvement public meeting on Thursday, September 12 at the CDC office, 701 Conrad Hilton Blvd., Cisco, Tx.

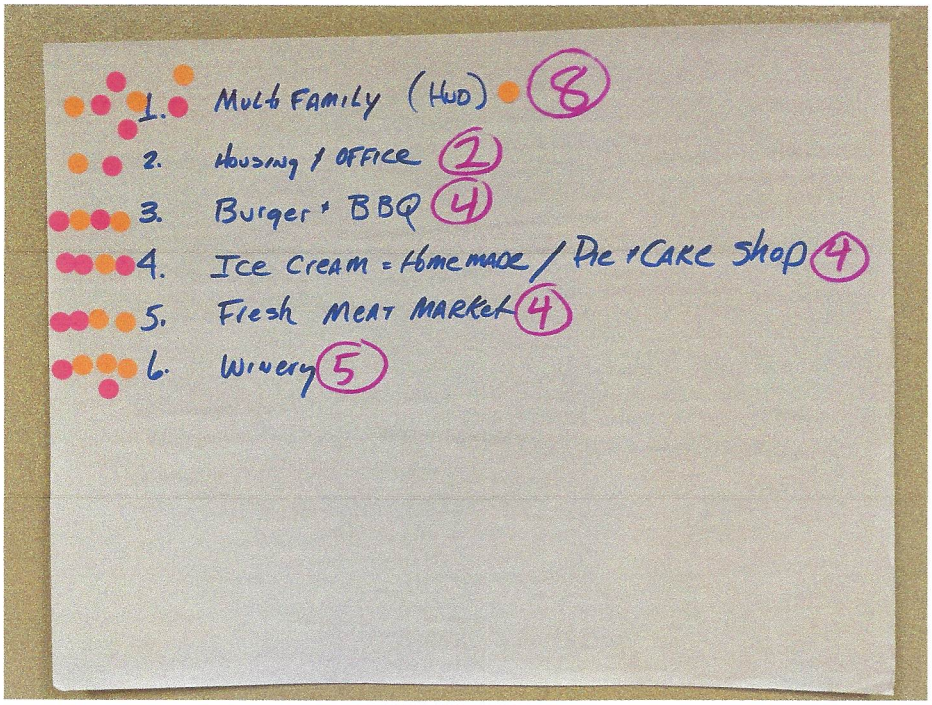
The meeting will start at 5:30 pm.

We are applying for a grant for the purchase, clean up, and re-purpose of the Westfall property, 1101 W 8th St. and 804 N. Ave. N.

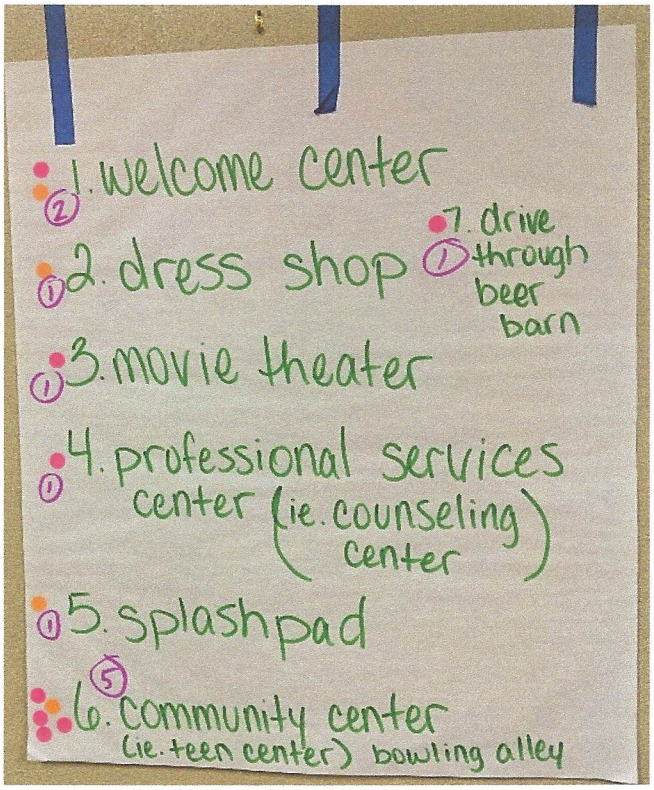
We want the public's opinion and ideas for this location once it is properly cleaned up.

The public is able to review and comment on the ABCA draft and grant proposal prior to the meeting at the CDC office.

Light refreshments will be available during the meeting.


1. Multi Family (HUD) 8
2. Housing / Office 2
3. Burger + BBQ 4
4. Ice Cream - Homemade / Pie + Cake Shop 4
5. Fresh Meat Market 4
6. Winery 5


1. Food Service 7
2. Sporting Goods Retail 3
3. Personal Care Retail 2
4. Garden Center 6
5. Consignment Retail 3


1. welcome center 2
2. dress shop 1
3. movie theater 1
4. professional services center (ie. counseling center) 1
5. splashpad 1
6. community center (ie. teen center) 5
7. drive through beer barn 1
bowling alley

Cisco - Former Westfall Property
Sep 12, 2019 Public Visioning Meeting Results

	Identified Reuse	Votes Received
Table A	Food Service	7
	Sporting Goods Retail	3
	Personal Care Retail	2
	Garden Center	6
	Consignment Retail	3
Table B	Welcome Center	2
	Dress Shop	1
	Movie Theater	1
	Professional Services Center (i.e. - counseling center)	1
	Splash Pad	1
	Community Center, Bowling Alley (i.e. - teen center)	5
	Drive through Beer Barn	1
Table C	Multi Family (HUD)	8
	Housing & Office	2
	Burger & BBQ	4
	Ice Cream - Homemade / Pie & Cake Shop	4
	Fresh Meat Market	4
	Winery	5

Category Totals

Food and Drink, including both retail and service	25
Retail	15
Recreation/Entertainment	7
Housing (including mixed use housing and office)	10
Professional Service Center	1
Welcome Center	2

60 total votes

CITY OF CISCO
Moving Forward

Monday, November 11
City Offices Closed—Veteran's Day

Tuesday, November 12
CEDC Meeting—4:30 pm
City Council Meeting—6 pm

Wednesday, November 20
CISD Board Meeting—6 pm

Public Notice

The Cisco Development Corporation will be submitting an application for an EPA Brownfields Cleanup Grant for the Clean-up of asbestos and lead based paint at 1101 W 8th St. & 804 Ave N, known as the Westfall site.

There will be a public meeting on Tuesday, November 12 at 4:30 PM at the CDC office to discuss this application, property, and give the public the opportunity to ask any questions they may have.

If anyone has any questions and cannot attend the meeting, you are welcome to come by the office during office hours, read the ABCA, the grant application, and speak to the CDC. All questions and comments should be received by the CDC no later than 5pm on Thursday, November 21st.

Cisco Independent School District Offers Gifted Education

Cisco ISD conducts a program for students with above average potential in academic and productive thinking skills areas in grades K-12. This gifted education program is designed to challenge students to accelerate above and beyond the regular school curriculum. Any-

antes con potencial más allá de lo normal en lo académico y áreas de habilidades de pensamiento productivo en los grados K-12. El programa para los estudiantes es diseñado para retar a los estudiantes a acelerar su nivel de aprendizaje más allá del plan de estudios regu-

APTIM
2500 CityWest Bouldevard, Suite 1700
Houston, Texas 77042
Tel: 281 531 3100
Fax: 281 531 3101
www.aptim.com

October 1, 2019

APTIM Project No: 631233083

Ms. Phylicia Allen, Project Manager
Texas Commission on Environmental Quality (TCEQ)
TCEQ Remediation Division, Superfund Section
12100 Park 35 Circle, Mail Code 136
Austin, Texas 78753

Re: ***Analysis of Brownfields Cleanup Alternatives***
Westfall Property (BSA-G186)
802-804 Avenue N
Cisco, Texas 76437
TCEQ AIRS Contract No.: 582-18-80620
TCEQ Work Order No.: 400-0031

Dear Ms. Allen:

Aptim Environmental and Infrastructure, Inc. (APTIM) is submitting this Analysis of Brownfields Cleanup Alternatives (ABCA) for the remediation of asbestos-containing material (ACM) and lead-based paint (LBP) found in the interior and exterior of the buildings at the above-referenced site.

I. Introduction & Background

a. Site Location (*address*)

The site is located at 804 Avenue N & 1101 W. 8th Street in Cisco, Texas (herein referred to as "the Site"). The site consists of a rectangular shaped parcel comprised of a commercial structure, vacant residence, and outbuildings occupying approximately 0.31 acres. The current onsite structures appeared as early as 1929.

a1. Forecasted Climate Conditions

According to the National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information for Texas, the Texas Climate is characterized by hot summers and cold/mild winters. The primary source of moisture is from the Gulf of Mexico, which results in extreme weather events including, hurricanes, tornadoes, droughts, heat waves, cold waves, and intense precipitation (see attached Summary included in *Attachment A*).

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 4802030001B, the Site is located within Zone C, which are areas of minimal flooding (no shading). The FEMA FIRM is included at *Attachment B*.

The Site receives stormwater discharge from the Site's building's roof drains and surrounding properties primarily to the west. The overall topography of the area is relatively flat with a slight slope in an east/northeast direction into the street easements of Avenue N and West 8th Street. As with any extreme rain event, the Site has potential for erosion; however, due to the vegetative coverage from trees and parking/drive areas, erosion is not likely.

Based on the nature of the Site and its proposed reuse (demolition and redevelopment), changing temperature, precipitation changes, changing ecological zone, and changing groundwater table are not likely to significantly affect the Site.

b. Previous Site Use(s) and any Previous Cleanup/Remediation

According to the Phase I Environmental Site Assessment conducted by APTIM, the Site operated as a retail petroleum station with three associated underground storage tanks (USTs) and a vehicle repair facility as early as 1929, and has been abandoned since the 1980's or 1990's. The onsite residence has been vacant since 2008.

APTIM is not aware of any previous cleanup/remediation activities associated with the Site.

c. Site Assessment Findings (*briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable*)

Phase I ESA:

APTIM completed the Phase I ESA in August 2017, and revised it in November 2018. The Phase I ESA revealed multiple recognized environmental conditions (RECs) associated with the historical and/or current operations of the Site and surrounding properties. Based on the findings of the Phase I ESA, the completion of additional environmental response actions and subsurface investigation activities with the regards to the potential impact to the site from historical activities was recommended. Additionally, based on the lack of documentation or the existence or removal of onsite USTs, a ground penetrating radar (GPR) assessment was recommended to determine if USTs are still located onsite. Based on the construction date and visual evaluation during the site reconnaissance, it was also recommended completion of a pre-demolition ACM and LBP survey.

GPR Report:

A geophysical survey was conducted by APTIM's subcontractor Ground Penetrating Radar Systems, Inc. (GPRS) in October 2017. Utilizing GPR technology to allow the [potential visualization of potential buried features onsite. According to the GPR Survey, GPRS concluded that they were unable to detect or locate the presence of any reactions consistent with the interpretation of buried USTs. GPRS stated that they detected areas consistent with possible areas of fill/excavations within the limits of the scope of work. GPRS indicated a potential former excavated area approximately 15 feet by 13 feet in the eastern portion of the subject property.

Based on the Phase I ESA and GPRS findings, a Field Sampling Plan (FSP) was developed to collect confirmation soil samples to determine if soils left in place contain contaminants of concern above TCEQ PST Program Action Levels and to interpret the potential existence of contaminants of concern above Texas Risk Reduction Program (TRRP) Tier I Residential Soil Protective Concentration Limits (PCLs) in soil borings surrounding the former vehicle maintenance bays.

Phase II Subsurface Investigation:

APTIM conducted a Phase II ESA at the Site on October 2, 2018, which included installation of thirteen surface soil borings in two separate areas to evaluate the potential soil impact associated with the suspected former UST excavation area and the former vehicle maintenance bays. Six soil borings were advanced each to a total depth of 8 feet (ft.) below ground surface (bgs) within the former UST excavation area to collect samples from the floor of the excavation area while four other soil borings were installed each to a total depth of 8 ft.

bgs around the outer perimeter of the former UST excavation area. APTIM collected one sample from each boring to submit for benzene, toluene, ethylene, xylenes, and methyl tert-butyl ether analysis via EPA Method 8260B, total petroleum hydrocarbons via TCEQ Method TX1005, and polynuclear aromatic hydrocarbons via EPA Method 8270. Analytical results indicated all constituents of concern below TCEQ PST Program Action Levels.

Three additional soil borings were installed near the former vehicle maintenance bays. The borings were advanced to 15 ft. bgs. APTIM collected two samples from each boring for the analysis of total volatile organic compounds via EPA Method 8260C. Analytical results indicated all constituents of concern below the applicable TRRP Tier I Residential and Commercial $^{GW}SOIL_{ING}$ PCLs.

ACM & LBP Surveys:

Resource Environmental Consulting, Inc. (REC) completed an ACM & LBP survey at the Site in September 2018 to identify and test suspect materials for asbestos and lead-based paint prior to demolition activities. Thirty-five samples of suspected asbestos-containing building materials were collected from the buildings and submitted to a Texas Department of State Health Services (TDSHS) licensed Asbestos Laboratory for analysis. Twenty-one paint locations were tested in the buildings using an X-ray fluorescence (XRF) analyzer.

Two buildings were surveyed in this scope of work. The residence building is wood frame construction with metal over an asphalt shingle roof. The exterior siding is asphalt shingle. The interior is finished with wood paneled walls, acoustic ceiling tile, and a combination of carpet and vinyl flooring over a wood subfloor. Sheetrock is located behind the wood paneling in the kitchen and above the ceiling tile in kitchen. The former gas station building is clay block construction with a flat asphalt roof. The exterior is plaster. The interior is finished with plaster and clay block walls. The ceiling is plaster with an open ceiling in the two service bays. The floors throughout are concrete except for the restrooms which are finished with ceramic tile on the floors and walls.

The ACM survey identified the following asbestos-containing materials:

- 142 ft^2 of layered vinyl floor tile & mastic in the kitchen, pantry, and hot water heater closet in the residence
- 464 ft^2 of sheetrock and joint compound walls and ceilings in the kitchen, pantry, and hot water heater closet in the residence; most sheetock/joint compound on walls is located behind wood paneling and cabinets
- 12 ft^2 of interior window glazing on 8 steel frame windows in the gas station
- 1,136 ft^2 of exterior white plaster wall texture on the gas station building

The LBP survey identified the following components as containing lead greater than the USEPA HUD standard of 1.0 milligrams per centimeter squared:

- 32 ft^2 of white paint on 17 wood window sills on the exterior of the residence
- 18 ft^2 of white paint on 3 exterior wood door frames on the residence
- 488 ft^2 of white paint on wood soffits on the exterior of the residence
- 420 ft^2 of white paint on metal awning on the exterior of the gas station
- 16 ft^2 of white paint on 8 metal window frames in the gas station

- 48 ft^2 of white paint on plaster column on the exterior at the awning of the gas station
- 6 ft^2 of gray paint on 2 wood door frames in the storage room of the gas station
- 920 ft^2 of white paint on clay block walls in the service bay of the gas station
- 380 ft^2 of white paint on metal ceiling in the service bay of the gas station

d. Project Goal (*site reuse plan*)

According to the City of Cisco, the City wants to demolish the current buildings at the Site and redevelop the property into a restaurant/ retail commercial building.

II. Applicable Regulations and Cleanup Standards

a. Clean up Oversight Responsibility (*identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional*)

Prior to any demolition and/or renovation of the Site, the Site's owner and/or contractor must notify the Texas Department of State Health Services of such activities even if asbestos is not present. Any asbestos related work including sampling or abatement must be conducted by a licensed contractor in the State of Texas. A certified USEPA Asbestos Hazard Emergency Response Act (AHERA) accredited Asbestos Building Inspector in accordance with the Texas Administrative Code (TAC) Title 25, Part 1 Chapter 295, and Subchapter C must perform the inspection and the individual that performs the inspection must be licensed as an asbestos inspector to conduct asbestos surveys in public buildings.

Lead-based paint activities are covered by TAC Title 25, Part 1, Chapter 295, and Subchapter I which are governed for target housing (pre-1978 constructed housing) and child-occupied facilities (day cares, kindergartens, preschools).

b. Cleanup Standards for Major Contaminants (*briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse*)

The Site's planned abatement activities are to remove all known ACM, which contain greater than 1% asbestos, and will be abated/removed and disposed of in accordance with applicable local, state, and federal regulations. The Site's planned abatement activities are also to remove all known LBP which are defined by regulatory standards to contain greater than 1.0 mg/cm^2 of lead. However, according to Resource Environmental Consulting, Inc. (REC), an Asbestos and Lead consultant, the EPA Lead Renovation, Repair, and Painting Rule (RRP) does not apply to total demolition; therefore, lead-based paint does not require abatement prior to demolition.

c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)

Laws and regulations that are applicable to asbestos cleanup include Texas Administrative Code (TAC) Title 25, Part 1 Chapter 295, and Subchapter C, the Texas Department of State Health Services (TDSHS), Occupational Safety and Health Administration (OSHA), National Emission Standards for Hazardous Air Pollutants (NESHAP), Texas Asbestos Health Protection Act (TAHPA), Environmental Protection Agency (EPA), Asbestos Hazard Emergency Response Act (AHERA), and City of Cisco by-laws. Any other federal, state, and local laws regarding procurement of contractors to conduct the abatement should be followed.

Laws and regulations that are applicable to lead cleanup include the TDSHS, EPA, OSHA, EPA, Texas Environmental Lead Reduction Rules (TELRR), and City of Cisco by-laws. Any other federal, state, and local laws regarding procurement of contractors to conduct the abatement should be followed.

In addition, all appropriate permits/notifications should be obtained prior to work start-up.

III. Cleanup Alternatives

a. Cleanup Alternatives Considered (*minimum two different alternative plus No Action*)

To address the ACM at the Site, five different alternatives were considered including Alternative #1 - No Action; Alternative #2 - Encapsulation; Alternative #3 - Repair; Alternative #4 - Enclosure; and Alternative #5 - Removal. In addition, to address the LBP at the Site, five different alternatives were considered including Alternative #6 - No Action; Alternative #7 - Encapsulation; Alternative #8 - Replacement; Alternative #9 - Enclosure; and Alternative #10 - Removal.

b. Evaluation of Cleanup Alternative (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selection a recommended cleanup alternative.

Asbestos

Effectiveness

- Alternative #1: No Action is not effective since the redevelopment plan for the Site is to demolish the current structures and rebuild. No Action would be cost effective since no action is being taken to abate or manage the ACM; however, the Site would have no use except to stay in its current condition. The current unsecure conditions of the structure would not control or prevent ACM exposure to the public or environment and therefore the building will need to be secured.
- Alternative #2: Encapsulation is an effective application by applying a thick paint like material on the ACM to prevent ACM from releasing fibers into the air; however, the ACM must be in good condition and any loose or damaged material would need to be removed. Encapsulation would not be the most effective option since the redevelopment plan for the Site is to demolish the current structure and rebuild.
- Alternative #3: Repair would not be effective for the Site. Repairs are usually small projects (three feet or less of material) to an area containing ACM. Depending on the repair project, the ACM is removed and disposed of, the equipment/material is repaired, and the ACM is replaced with non-asbestos containing material. The redevelopment plan for the Site is to demolish the current structure and rebuild; therefore, the repair alternative would not be effective.
- Alternative #4: Enclosure is an effective option by creating an air tight barrier around the ACM. All seams must be completely sealed air tight to be effective. Not all ACM identified at the Site could be managed with an enclosure and would need to be in combination with another wet-removal alternative. Since the redevelopment plan for the Site is to demolish the current structure and rebuild, the enclosure alternative would not be the most effective option.
- Alternative #5: Removal (abatement) is the most common practice for controlling ACM and is a permanent solution. Abatement consists of removing the ACM from any location where it is present, properly bagging the ACM, and disposing of at an approved landfill. Abatement is also a requirement of USEPA and NESHAP regulations for buildings scheduled for demolition. This alternative may be the most effective option for the Site considering the end goal of land reuse.

Note that an Operations & Maintenance (O&M) Program would be required for Alternatives #2, #3, and #4.

Lead-Based Paint

Effectiveness

- Alternative #6: No Action is effective since the redevelopment plan for the Site is to demolish the current structures and rebuild. According to REC (an Asbestos and Lead consultant), the EPA Lead RRP does not apply to total demolition; therefore, lead-based paint does not require abatement prior to demolition. No Action would be cost effective since no action is being taken to abate the lead. However, according to 29 CFR 1926.62(c)(1), "the employer shall assure that no employee is exposed to lead at concentrations greater than fifty micrograms per cubic meter of air (50 ug/m^3) averaged over an 8-hour period". Therefore, personnel and/or air monitoring should be implemented or a negative exposure assessment be conducted. Additionally, best management practices should be utilized during demolition activities and at a minimum, wet demolition methods are recommended to suppress the lead dust.
- Alternative #7: Encapsulation is an application by applying a paint like coating on the lead-based paint to create a watertight bond that seals the lead-based paint. However, opening and closing doors and windows may eventually wear of the coating. Since the redevelopment plan for the Site is to demolish the current structure and rebuild, encapsulation would not be the most effective option.
- Alternative #8: Replacement is removing the material (door, siding) and replacing it with a replacement material. Since the redevelopment plan for the Site is to demolish the current structure and rebuild, the replacement alternative would not be effective for the Site.
- Alternative #9: Enclosure is a method of covering the lead-based paint with another surface, such as installing new drywall to cover a wall or covering windowsills with vinyl or aluminum. The redevelopment plan for the Site is to demolish the current structure and rebuild, therefore, the enclosure alternative would not be the most effective option.
- Alternative #10: Removal (abatement) is a permanent solution. Abatement consists of removing the lead-based paint from any location where it is present by wire brushing, wet hand scraping with liquid paint remover, electric sander equipped with high-efficiency particulate air (HEPA) filter. This option is an effective option for the Site considering the end goal of land reuse; however, unnecessary since no action is available.

Note that removing lead-based paint is forbidden by the following methods: open flame burning or torching, power washing without a means to trap water and paint chips, abrasive blasting, and machine sanding without a HEPA attachment.

Asbestos

Implementability

- Alternative #1: No Action is easy to implement since no actions are being conducted except for securing access to the Site's building interior.
- Alternative #2: Encapsulation is relatively easy to implement; however, any loose ACM, ACM debris, fire damage, and miscellaneous items/debris scattered throughout the building would need to be removed/abated before the encapsulation could be applied. The contractor should apply the encapsulant with a low pressure sprayer and the type of encapsulant to use would depend on the type of ACM it is to be applied. Bridging encapsulants provide a protective coating over the ACM and then harden compared to penetrating encapsulants which soak into the ACM and then harden.
- Alternative #3: Repairing the ACM would not be implemented since it is usually only a small section. For the Site, repairing with no replacement for the entire Site is discussed as Alternative #5 - Removal.
- Alternative #4: An enclosure would be difficult to implement due to any loose ACM, ACM debris, fire damage, and miscellaneous items/debris scattered throughout the building would need to be removed. Additionally, not all ACM identified at the Site

could be managed with an enclosure and would need to be in combination with another alternative.
- Alternative #5: Removal would be the most practical due to the size of the Site and quantities of ACM observed and a well-planned removal/abatement scope will make implementation very manageable.

Note that alternatives #2, #4, and #5 are considered Class 1 work and would require a containment be built around the work area to contain the large amounts of fibers that would be released due to the disturbance of the ACM.

Lead-Based Paint
Implementability
- Alternative #6: No Action is easy to implement since no actions are being conducted.
- Alternative #7: Encapsulation is relatively easy to implement. Apply material and allow to dry in place; however, not feasible since the redevelopment plan for the Site is to demolish the current structure and rebuild.
- Alternative #8: Replacing the lead-based paint would not be implemented since the project goal is to demolish and re-build.
- Alternative #9: An enclosure would be not be feasible since the redevelopment plan for the Site is to demolish the current structure and rebuild.
- Alternative #10: Removal would be the most practical due to the size of the Site and quantities of lead-based paint observed and a well-planned removal/abatement scope will make implementation very manageable; however, unnecessary since no action is available.

Asbestos
Cost
- Alternative #1: No Action would require regular maintenance for securing the building with monthly checkups to confirm that the building is secure.
- Alternative #2: Encapsulation and the operations & maintenance plan to implement in the long run would be more expensive compared to the cost for removal which is negligible.
- Alternative #3: Repairing the ACM is not feasible; therefore, no cost was estimated.
- Alternative #4: Enclosure and the operations & maintenance plan to implement in the long run would be more expensive compared to the cost for removal which is negligible.
- Alternative #5: Removal of the ACM as estimated by REC is $4,900.00. Please note that a cost estimate proposal was not provided and no other cost were provided.

Lead-Based Paint
Cost
- Alternative #6: No Action would require no cost besides the normal cost of permits and demolition.
- Alternative #7: Encapsulation would not be feasible since the redevelopment plan for the Site is to demolish the current structure and rebuild. Additionally, the cost for removal or no action is negligible.
- Alternative #8: Replacing the lead-based paint is not feasible; therefore, no cost was estimated.
- Alternative #9: Enclosure would not be feasible since the redevelopment plan for the Site is to demolish the current structure and rebuild. Additionally, the cost for removal or no action is negligible.
- Alternative #10: Removal of the lead-based paint as estimated by REC is $8,800.00; however, unnecessary since no action is available. Please note that a cost estimate proposal was not provided and no other cost were provided.

c. Recommended Cleanup Alternative

Asbestos

The recommended cleanup alternative is Alternative #5: Removal. Alternatives #1, #2, #3, and #4 do not coincide with the project goal to demolish the current structure and rebuild for development. Additionally, Alternatives #1, #2, #3, and #4 are temporary methods to manage the ACM in place and would require an O&M Program. Removal is the most common way of managing ACM, is a permanent solution, and the recommended course of action due to scheduled demolition. The only exception to removing/abating all ACM would be to leave the non-friable material in place and perform a wet demo, which would include floor tile, gaskets, or roofing materials; however, it would be recommended to abate these materials prior to demolition.

Lead-Based Paint

The recommended cleanup alternative is Alternative #6: No Action. Alternatives #7, #8, and #9 do not coincide with the project goal to demolish the current structure and rebuild for development. Although Alternative #10 coincides with the project goal, it is unnecessary since Alternative #6 No Action is an option.

Green and Sustainable Remediation Measures

In order to make the selected Alternative greener or more sustainable, best management practices (BMPs) for the industry should be utilized. Additionally, contractors should propose green techniques to be implemented into their proposals/work plans if approved.

Sincerely,
Aptim Environmental & Infrastructure, Inc.

Ramsey S. Muallem
Environmental Scientist

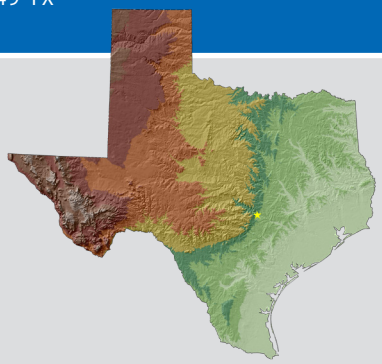
Alexander Mebrahtu
Project Manager

Please Reply To: Alexander Mebrahtu
Phone: 972.773.8433
E-Mail Address: alex.mebrahtu@APTIM.com

Distribution:
TCEQ, Phylicia Allen (1 original)
Cisco Development Corporation (1 copy)
APTIM File (1 copy)

Attachment A
NOAA State Summaries - Texas

TEXAS



Key Messages

Mean annual temperature has increased by approximately 1˚F since the first half of the 20th century. Under a higher emissions pathway, historically unprecedented warming is projected by the end of the 21st century, with associated increases in extreme heat events.

Although projected changes in annual precipitation are uncertain, increases in extreme precipitation events are projected. Higher temperatures will increase soil moisture loss during dry spells, increasing the intensity of naturally occurring droughts.

The number of landfalling hurricanes in Texas is highly variable from year to year. As the climate warms, increases in hurricane rainfall rates, storm surge height due to sea level rise, and the intensity of the strongest hurricanes are projected.

The Texas climate is characterized by hot summers and cool to mild winters. Three geographical features largely influence the state's varied climate. The Rocky Mountains block intrusions of moist Pacific air from the west and tend to channel arctic air masses southward during the winter. The relatively flat central North American continent allows easy north and south movement of air masses. The Gulf of Mexico is the primary source of moisture, most readily available to the eastern part of the state. As a result of these factors, the state exhibits large east-west variations in precipitation and is subject to frequent occurrences of a variety of extreme events, including hurricanes, tornadoes, droughts, heat waves, cold waves, and intense precipitation. Increased demand for limited water supplies due to rapid population growth, especially in urban areas, may increase Texas' vulnerability to naturally occurring droughts.

Mean annual temperatures has increased approximately 1˚F since the first half of the 20th century (Figure 1). While there is no overall trend in extremely hot days (maximum temperature above 100°F) (Figure 2), the number of very warm nights (minimum temperature below 75°F) was a record high during the latest 2010–2014 period (Figure 3). This was due to very high values during the drought years of 2011 and 2012 when very warm nights were very frequent both along the coast (where they are a common feature of the climate due to warm waters) and in the interior (where they are less common). The urban heat island effect increased these occurrences in city centers. In 2011, Texas recorded its warmest summer on record (since 1895) and broke the record for the statewide-average highest number of days with temperatures of 100°F or more. The Dallas-Fort Worth area endured 40 consecutive days in excess of 100˚F, which was the second longest streak on record (1898–2011). The record dry conditions contributed to the higher temperatures.

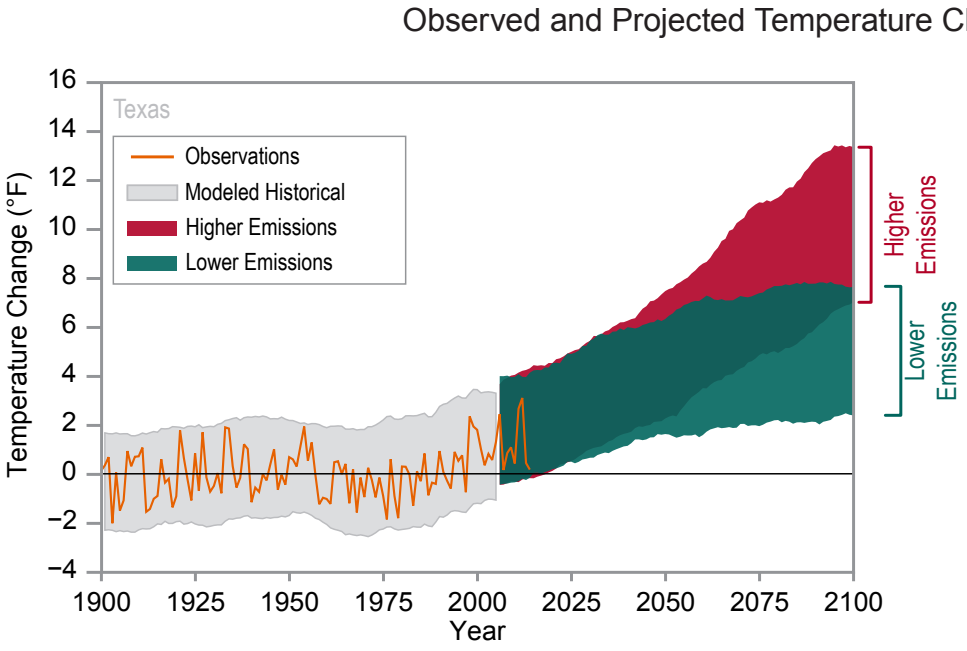


Figure 1: Observed and projected changes (compared to the 1901–1960 average) in near-surface air temperature for Texas. Observed data are for 1900–2014. Projected changes for 2006–2100 are from global climate models for two possible futures: one in which greenhouse gas emissions continue to increase (higher emissions) and another in which greenhouse gas emissions increase at a slower rate (lower emissions)[1]. Temperatures in Texas (orange line) have risen about 1°F since the beginning of the 20th century. Shading indicates the range of annual temperatures from the set of models. Observed temperatures are generally within the envelope of model simulations of the historical period (gray shading). Historically unprecedented warming is projected during the 21st century. Less warming is expected under a lower emissions future (the coldest years being about as warm as the hottest year in the historical record; green shading) and more warming under a higher emissions future (the hottest years being about 11°F warmer than the hottest year in the historical record; red shading). Source: CICS-NC and NOAA NCEI.

[1]Technical details on models and projections are provided in an appendix, available online at: https://statesummaries.ncics.org/tx.

Daily minimum temperatures in January typically range from about 20°F in the northern Panhandle to about 50°F near the mouth of the Rio Grande River. The annual number of days of extreme cold (maximum temperatures below 32°F) was well above average in the 1970s and 1980s but since then has fluctuated near the long-term average (Figure 4a).

Average annual precipitation varies from less than 10 inches in the far west to greater than 50 inches in the far east. The driest multi-year periods were in the 1890s, 1950s, and 2000s, and the wettest in the 1940s and mid-1990s (Figure 4b). **The driest 5-year period was 1952–1956 and the wettest was 1990–1994**. In the 1990s and early 2000s, the number of extreme precipitation events was well-above average, but the state has experienced below average rainfall and extreme precipitation events over the last five years (Figure 4c). However, this extended dry period was interrupted in May 2015 with a statewide monthly average rainfall total of 9.05 inches, breaking the previous all-time monthly record by well over two inches (Figure 5a). During one specific late-May episode, the Blanco River at Wimberly (south-central Texas) experienced historic flash and river flooding following a 1- to 2-day rainfall of 4–12 inches (Figure 5b), rising 35 feet in approximately 3 hours.

Texas is consistently ranked in the top 10 states affected by extreme events. In 2011, Texas was hit by eight of the Nation's billion dollar disasters. The three most impactful events were drought, extreme heat, and wildfires. The warmest and the driest summer in the historical record (Figure 6) helped fuel the worst wildfire season since statewide records began (approximately 1990), with nearly 4 million acres burned and $750 million in damages. Since the creation of the United States Drought Monitor Map in 2000, Texas has been completely drought-free for only approximately 8% of the time (2000–2014), and at least half of the state has been under drought conditions for approximately 42% of the time over the same period. Paleoclimatic records indicate that droughts of the severity of 2011 have occurred occasionally in the pat 1000 years (Figure 6). Higher temperatures in combination with drought conditions are likely to increase the severity, frequency, and extent of wildfires in the future posing significant harm to property, human health, and the livelihood of residents.

Over the period of 1900 to 2010, the Texas coastline endured more than 85 tropical storms and hurricanes (about 3 storms every 4 years), with approximately half of them hurricanes (Figure 4d). Since 2000, Texas has experienced 12 named storms, including 5 destructive hurricanes, with Hurricane Rita (Category 3) and Hurricane Ike (Category 2) causing the most significant damage. While Hurricane Rita holds the designation as causing the largest U.S. evacuation in history, Hurricane Ike is the costliest hurricane in Texas history, with an estimated $19.3 billion in damages. Along the southern coast, surges of between 11 and 13 feet typically have return periods of 25 years (Figure 7).

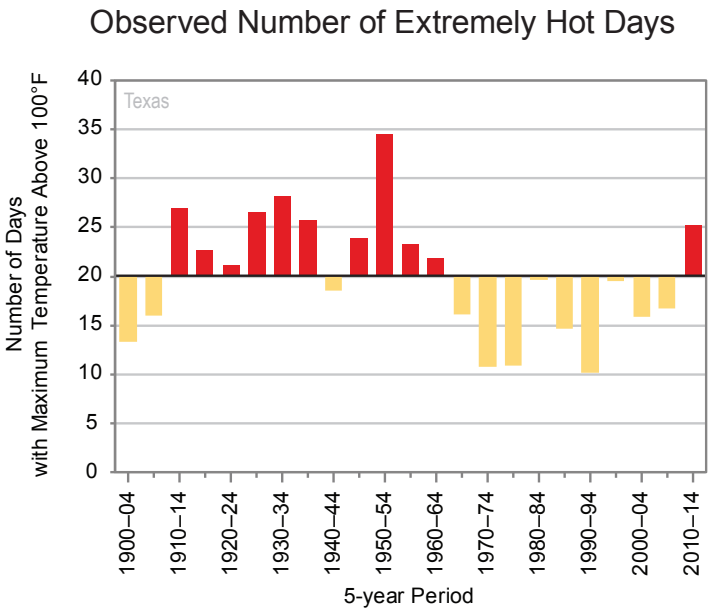


Figure 2: The observed number of extremely hot days (annual number of days with maximum temperature above 100°F) for 1900–2014, averaged over 5-year periods; these values are averages from twenty-six long-term reporting stations. The number of extremely hot days in Texas was mostly above average between 1910 and 1960, below average between the 1960s and early 2000s, and above average again in the last 5 years. The dark horizontal line is the long-term average (1900–2014) of about 20 days per year. Source: CICS-NC and NOAA NCEI.

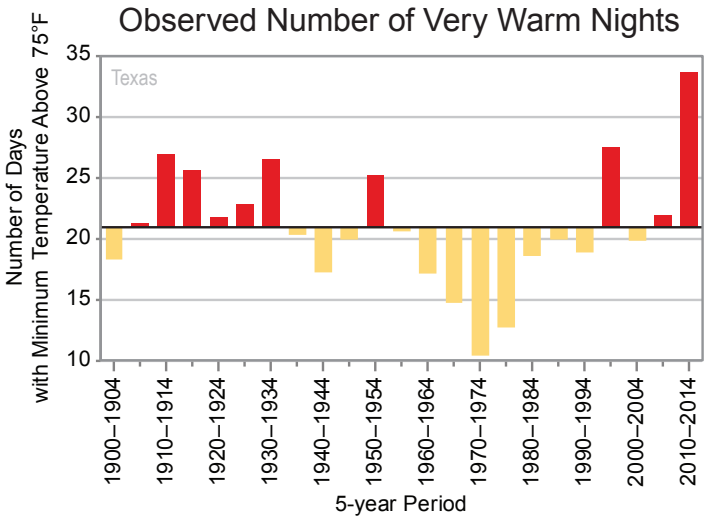


Figure 3: The observed number of very warm nights (number of days with minimum temperature above 75°F) for 1900–2014, averaged over 5-year periods; these values are averages from twenty-six long-term reporting stations. The 1970s saw a record low number of very warm nights. That number increased in the early 21st century, with the record highest number occurring in 2010–2014. The dark horizontal line is the long-term average (1900–2014) of about 21 days per year. Source: CICS-NC and NOAA NCEI.

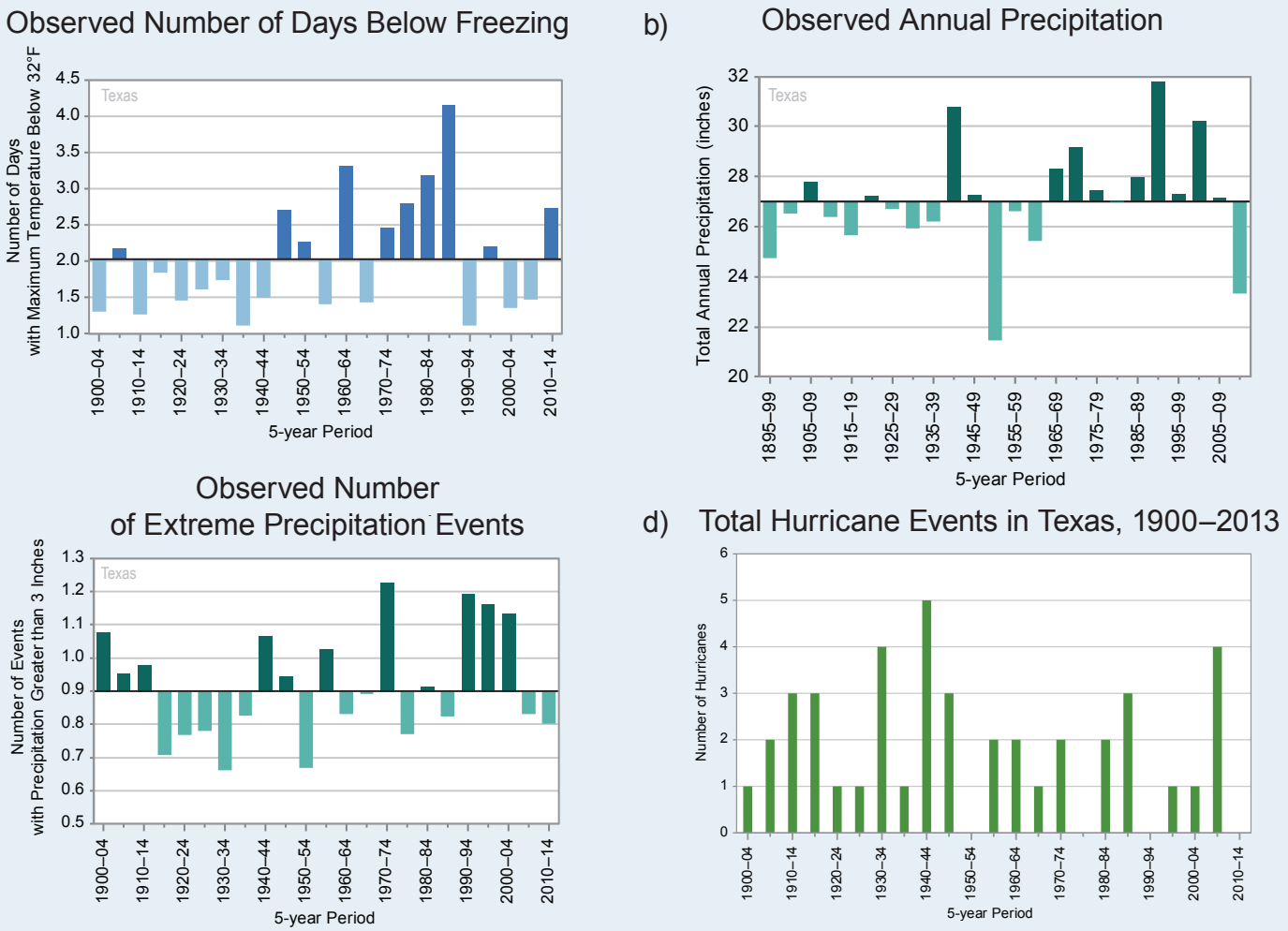


Figure 4: Observed (a) number of days below freezing (maximum temperature below 32°F), (b) annual precipitation, (c) extreme precipitation events (days with more than 3 inches), and (d) annual number of hurricanes affecting Texas, averaged over 5-year periods. The values in Figures 4a and 4c are averages from twenty-six long-term reporting stations for temperature and thirty-six long-term reporting stations for precipitation. The number of days below freezing was above average in the 1970s and 1980s; since then it has fluctuated near the long-term average. Annual precipitation varies widely between years and has been generally below average during the most recent 5-year period of 2010–2014. The number of extreme precipitation events was well above average during the 1990s and early 2000s and slightly below average since then. There is no long-term trend in the number of hurricanes. Source: CICS-NC and NOAA NCEI.

Over the past 30 years (1985–2014), Texas has averaged 140 tornadoes and 4 tornado fatalities per year. Events can occur all year, though activity typically peaks between April and June.

Under a higher emissions pathway, historically unprecedented warming is projected by the end of the 21st century (Figure 1). Even under a pathway of lower greenhouse gas emissions, average annual temperatures are projected to most likely exceed historical record levels by the middle of the 21st century. However, there is a large range of temperature increases under both pathways, and under the lower pathway, a few projections are only slightly warmer than historical records. Increases in the number of extremely hot days and decreases in the number of extremely cold days are projected to accompany the overall warming. By 2055, an estimated increase of 20–30 days over 95°F is projected under one pathway, with the greatest increase in southwestern Texas.

Future changes in annual average precipitation are uncertain (Figure 8), but an increase in intense rainfall is likely. Furthermore, even if average precipitation does not change, **higher temperatures will increase the rate of soil moisture loss and thus naturally occurring droughts will likely be more intense**. Longer dry spells are also projected.

Increased drought severity combined with increased human demand for surface water will cause changes in streamflow, with extended reductions of freshwater inflow to Texas bays and estuaries. Such reductions in streamflow will cause temporary or permanent changes to bay salinity and oxygen content, with potentially major impacts to bay and estuary ecosystems, such as negatively affecting organism growth, reproduction, and survival.

Future changes in the frequency and severity of tornadoes, hail, and severe thunderstorms are uncertain. However, **hurricane intensity and rainfall are projected to increase for Texas as the climate warms**.

Since 1880, global sea level has risen by about 8 inches.Along the Texas coastline, sea level rise has been measured between 5 and 17 inches per century, causing the loss of an average of 180 acres of coastline per year. **Sea level is projected to rise another 1 to 4 feet by 2100 as a result of both past and future emissions from human activities** (Figure 9). Sea level rise has caused an increase in tidal floods associated with nuisance-level impacts. Nuisance floods are events in which water levels exceed the local threshold (set by NOAA's National Weather Service) for minor impacts. These events can damage infrastructure, cause road closures, and overwhelm storm drains. As sea level has risen along the Texas coastline, the number of tidal flood days has also increased, with the greatest number occurring in 2008 and 2015 (Figure 10). Future sea level rise will increase the frequency of nuisance flooding (Figure 9) and the potential for greater damage from storm surge.

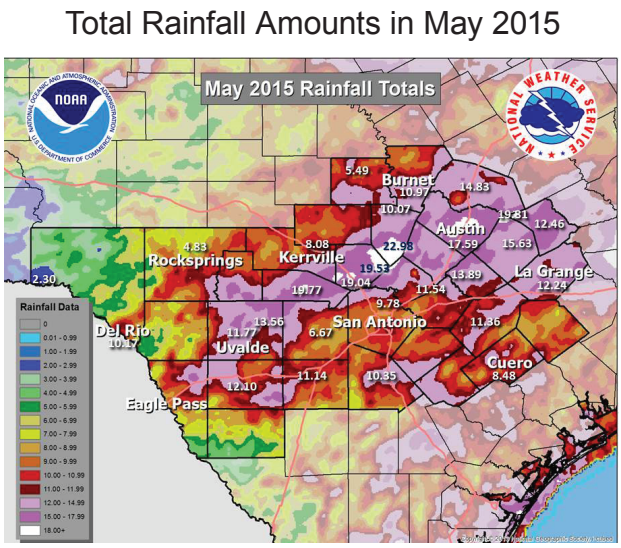


Figure 5: Monthly rainfall totals for May 2015 in south-central Texas. Large areas received more than 10 inches of rainfall and nearly the entire state was 2 to 4 times above normal. In late May 2015, south-central Texas experienced historic flash and river flooding following a 1- to 2-day rainfall of 4–12 inches and locally higher amounts. During this extreme precipitation event, the Blanco River at Wimberly, halfway between Austin and San Antonio, rose 35 feet in about 3 hours. Source: NOAA's National Weather Service.

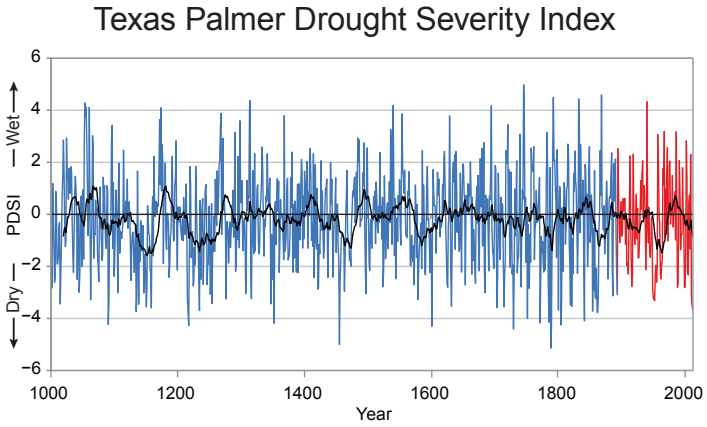


Figure 6: Texas Palmer Drought Severity Index. While periods of drought are common in Texas, the severity of the 2011 drought exceeded that of any previous drought throughout the history of the instrumental record (1895–2013 shown in red). Reconstruction of drought using proxies (blue) indicate droughts of the 2011 severity have occurred occasionally in the past. Source: NOAA NCEI.

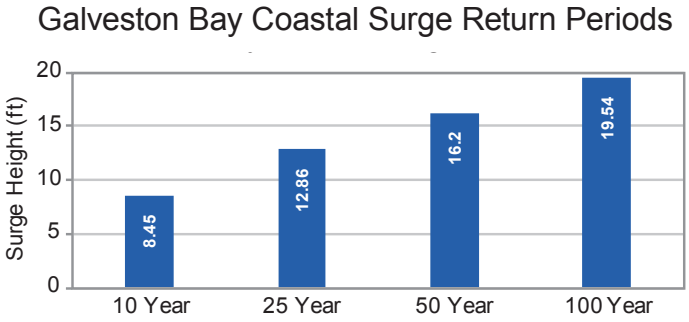


Figure 7: Coastal storm surge levels for 10-year, 25-year, 50-year, and 100-year return periods for (a) Galveston Bay. (Supplied by Luigi Romolo from the SURGEDAT database, Needham and Keim 2012)

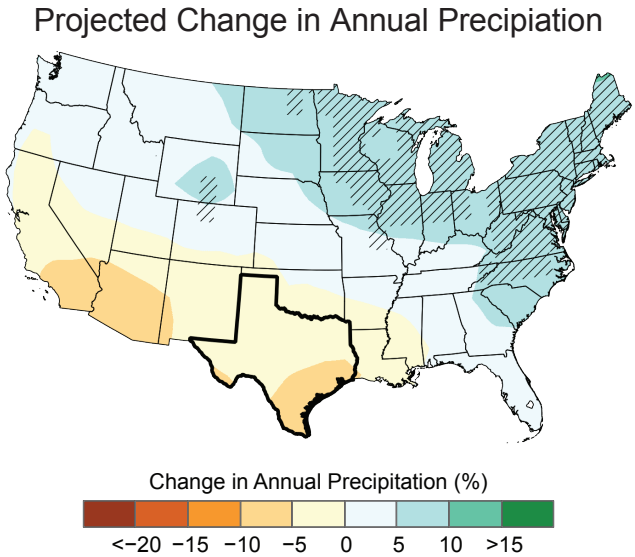


Figure 8: Projected changes (%) in annual precipitation for the middle of the 21st century compared to the late 20th century under a higher emissions pathway. Hatching represents areas where the majority of climate models indicate a statistically significant change. Texas is part of a large area in the southwestern and central United States with projected decreases in annual precipitation, but most models do not indicate that these changes are statistically significant. Source: CICS-NC and NOAA NCEI.

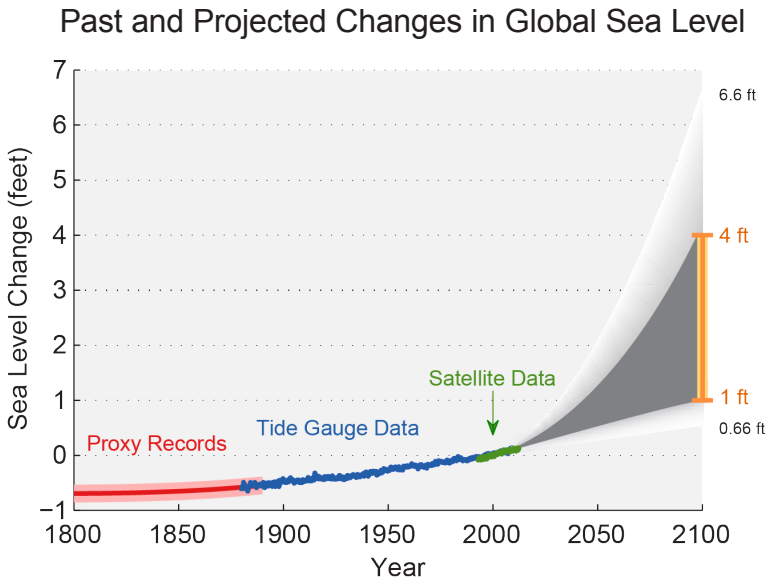


Figure 9: Estimated, observed, and possible future amounts of global sea level rise from 1800 to 2100, relative to the year 2000. The orange line at right shows the most likely range of 1 to 4 feet by 2100 based on an assessment of scientific studies, which falls within a larger possible range of 0.66 feet to 6.6 feet. Source: Melillo et al. 2014 and Parris et al. 2012.

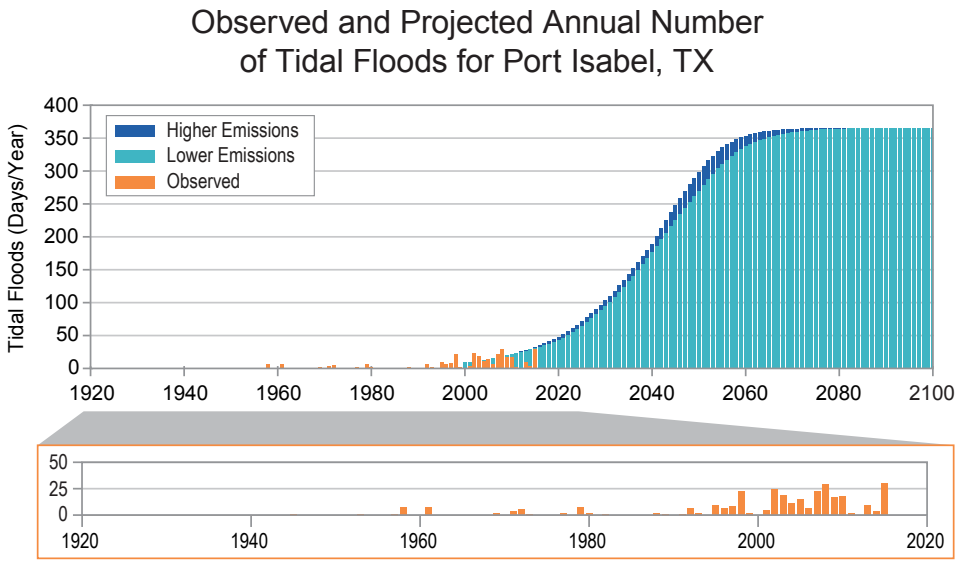
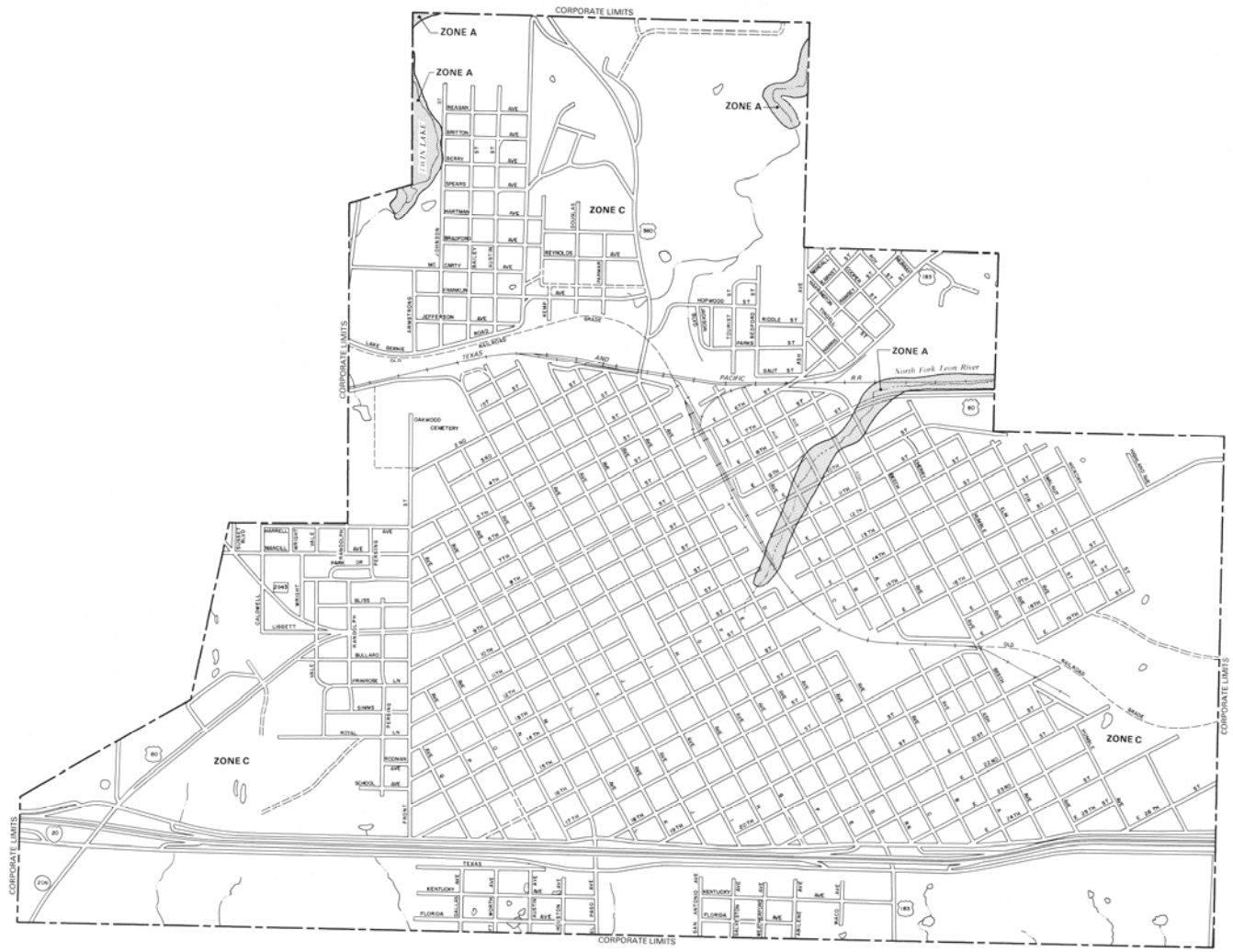


Figure 10: Number of tidal flood days per year for the observed record (orange bars) and projections for two possible futures: lower emissions (light blue) and higher emissions (dark blue) per calendar year for Port Isabel, TX. Sea level rise has caused an increase in tidal floods associated with nuisance-level impacts. Nuisance floods are events in which water levels exceed the local threshold (set by NOAA's National Weather Service) for minor impacts, such as road closures and overwhelmed storm drains. The greatest number of tidal flood days occurred in 2008 and 2015 in Port Isabel. Projected increases are large even under a lower emissions pathway. Near the end of the century, under a higher emissions pathway, some models project tidal flooding nearly every day of the year. To see these and other projections under additional emissions pathways, please see the supplemental material on the State Summaries website (https://statesummaries.ncics.org/tx). Source: NOAA NOS.

Attachment B
FEMA FIRM



KEY TO MAP

SPECIAL FLOOD HAZARD AREA — ZONE C / ZONE A / ZONE C

Base Flood Elevation Line With Elevation In Feet** — 513

Base Flood Elevation In Feet Where Uniform Within Zone** — (EL 987)

Elevation Reference Mark — RM7 ×

River Mile — •M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 100-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

INITIAL IDENTIFICATION
April 3, 1974

CONVERSION TO REGULAR PROGRAM
JANUARY 23, 1979

Map revised April 9, 1976 to add special flood hazard areas, to reduce special flood hazard areas, to change community boundary, and to show curvilinear boundary.

Map revised January 23, 1979 to add special flood hazard areas, to reduce special flood hazard areas and to convert from flood hazard boundary map to flood insurance rate map.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620, or (800) 424-8872.

APPROXIMATE SCALE
1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CISCO, TEXAS
EASTLAND COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480203 0001 B

EFFECTIVE DATE:
JANUARY 23, 1979

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [x] Preapplication
- [ ] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Cisco Development Corporation

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS: 1172359770000

d. Address:

* Street1: 701 Conrad Hilton Blvd
Street2:
* City: Cisco
County/Parish: TEXAS
* State: TX: Texas
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 76437-3139

e. Organizational Unit:

Department Name: Cisco Development Corporation

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: John
Middle Name:
* Last Name: Diers
Suffix:

Title: Executive Director

Organizational Affiliation: Cisco Development Corp.

* Telephone Number: 254-442-4200
Fax Number:

* Email: johnd@ciscodc.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY20 Brownfield Cleanup Grant

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: TX-011 * b. Program/Project: TX-011

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 01/06/2020 * b. End Date: 01/06/2021

18. Estimated Funding ($):

* a. Federal	38,310.00
* b. Applicant	9,650.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	47,960.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: John

Middle Name:

* Last Name: Diers

Suffix:

* Title: Executive Director

* Telephone Number: 254-442-4200 Fax Number:

* Email: johnd@ciscodc.com

* Signature of Authorized Representative: John Diers * Date Signed: 12/03/2019